



Detailed Profit and Loss

3926 East Wyatt Way, Gilbert AZ

INCOME

SALE PRICE \$ 182,500.00

EXPENSES

Trustee Sale Acquisition Cost \$ 139,300.00

Trustee Sale Bid Fee \$ 2,500.00

Rehab/Materials/Utilities/Insurance Cost \$ 8,597.66

Trustee Sale Rehab Management Fee \$ 2,000.00

TOTAL CASH OUT OF POCKET EXPENSE \$ 152,397.66

Closing Costs/Taxes \$ 8,399.00

Commissions \$ 10,950.00

TOTAL EXPENSES INCLUDING CASH OUT OF POCKET \$ 171,746.66

PROFIT

TOTAL NET PROFIT AS REPRESENTED IN \$(Total Income-Total Expenses) \$ 10,753.34

TOTAL NET PROFIT AS REPRESENTED IN %(Net Profit/Sale Price) 5.89%

TOTAL NET PROFIT BASED ON CASH OUT OF POCKET EXPENSE (Net Profit/COP Expense) 7.06%

ANNUALIZED RETURN BASED ON 6 TURNS & CASH OUT OF POCKET EXPENSE 42.34%